



Town of Groton - Public Works

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Public Works
Administration
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Meeting Minutes

Permanent School Building Committee

Robert J. Austin-LaFrance, Enrico DeMatto, W. Gordon Lange, Richard Monteiro, Robert Morrison, and John Webster.

Thursday, February 3, 2005

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

The meeting was called to order at 7:04 pm. Mr. Austin-LaFrance arrived at 7:10 pm.

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro and Robert Morrison

Members Absent: John Webster

Department of Public Works Staff: Gary Schneider, Director of Public Works, Lori Hammett, Project Management Specialist and Colleen Quattromani, Recorder.

Board of Education Staff: Wes Greenleaf, Director of School Buildings and Grounds.

Also present: David Miner, RTM Representative and Robert Peruzotti, BOE Liaison.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

Rick Norris, former Chairman of the PSBC, addressed the Committee saying that it had been a pleasure working on the Committee with the group and that he looked forward to working with the Committee as the Project Manager School Construction.

Mr. Mike Doyle, Noank addressed the PSBC to tell them that he felt they were doing a good job with the School Building Project.

3. APPROVAL OF MINUTES

P-2005-0001 APPROVAL OF MINUTES

A motion was made by Monteiro, seconded by Lange, the meeting minutes of January 20, 2005 were accepted as written.

The motion carried by the following vote:

Votes: In Favor: 4 - DeMatto, Lange, Monteiro and Morrison

Non-voting: 1 - Austin-LaFrance

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Vice-Chairman DeMatto read a letter of resignation from the PSBC by Chairman Norris. Mr. Norris has accepted the Project Manager - School Construction position with the Town of Groton, Department of Public Works. Vice-Chairman DeMatto thanked Mr. Norris for his work on the PSBC.

(b) Department of Public Works Staff

Mr. Schneider reported on the interviews held on January 24th and 25th with the Environmental Engineering firms for the School Building Project. The interview panel selected URS for the project. URS did an excellent presentation and has put together a good team with experience working in school settings and projects with environmental issues such as mercury and asbestos. The full scope of the environmental issues are not yet known so the Department of Public Works will now work out a Master Agreement with URS to define the working relationship and set fees

and hourly rates. Task orders will follow as issues need to be addressed.

There was another meeting to discuss the two firms, Gilbane and O & G, being considered for the Construction Manager as Advisor. Reference checks continue. The firms have been asked to make an additional presentation on Monday, February 7th. Two people from each firm, the Project Director and the Project Manager have been asked to answer specific questions and concerns. The firms are being asked their view of value engineering and the makeup of their project team.

Staff and PSBC members who participated in the Construction Manager as Advisor interviews have been asked to attend the Town Council Committee of the Whole meeting on February 8th to answer questions if asked. The Director of Public Works will make a presentation to the Committee of the Whole.

(c) Board of Education Staff

Mr. Greenleaf reported meetings with School Administrators and JCJ on the programs for the High School and Elementary Schools. Together the group has settled on a three school program for the High School, meaning there will be three educational programs within the larger school. There will be four science rooms for each of the "three schools" within the school.

The focus of the meetings for the elementary schools concerned the number of classrooms they need to be flexible and handle the number of students in the community. While there is a preferred number of students per class at each grade level, actual numbers can fluctuate as school districts experience growth or decline.

Mr. Peruzzotti told the Committee that the school calendar has been set for the next three years and adds two extra weeks in the summer to allow for school construction projects.

Mr. Greenleaf said the first meeting was held to name the new elementary schools and think up with a theme for the project.

The PSBC asked what had become of the idea of virtual science labs. Mr. Greenleaf said that the technology is still more supplemental and isn't ready to take over traditional lab classrooms.

(d) Jeter, Cook & Jenson

Mr. Smolley handed out JCJ's Project Task Status Reports and discussed how to read the report which will be distributed at each meeting. JCJ is rescheduling the site walks with the State Archaeologist which were cancelled because of snow. Topographic surveying continues with the High School being about 75% done and the background on Freeman Hathaway completed. The High School parking lot will be surveyed during the school break. The "King" property will not be done until the State Archaeologist has reviewed the site.

JCJ met with staff to review the High School site and underground utilities.

Mr. Smolley introduced Mr. Lajoie and Mr. Smith, the HVAC team from CES Consulting Engineering Services, Inc. The HVAC system is one of the first building components to be addressed and one of the most important. CES provided handouts that included a list of defined terms and a description of the seven systems considered for the project. Mr. Smith then discussed in detail the system CES thought best for the Groton project. The chosen system has VAV cooling, perimeter baseboard convector heating and dedicated outside air. Mr. Austin-LaFrance had numerous questions about the system including its limits, maintenance costs and life expectancy. Vice-Chairman DeMatto asked how popular the system is with New England schools. Mr. Lajoie responded that the recommended system has become more popular in Connecticut as the building codes have become more strict. The Committee was told that the system's life expectancy meets the State requirement of 20 years and is expected to provide significant savings in energy costs.

5. RECEIPT OF SUBCOMMITTEE REPORTS**(a) MODEL SCHOOL COMMITTEE****P-2004-0009 Contemporary School Building Projects**

Discussion on review of contemporary school building projects

The Committee has been waiting for JCJ's recommendation on a tour. Mr. Smolley suggests the Westwood Middle school in Farmington as a school which might interest the School Committee in terms of classroom layout and room size once meetings on the elementary school programs are further along. These will be daytime tours. The date for the tour will be passed on to the Public Works staff.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS**(a) Discussion on extending the time allowance for Local Union 547 under Receipt of Citizen's Petitions.**

The Committee reached a consensus on the presentation for Local Union 547. The presentation is to be ten minutes and lengthened only at the discretion of the Chairman.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The meeting was adjourned at 8:35 pm.